

IN RE: PETITION FOR ADMIN. VARIANCE
SW/S Ansari Lane, 880' N of the c/l of
Carroll Manor Road
(13810 Ansari Lane)
10th Election District
6th Councilmanic District

Stephen B. Churchman, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-312-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Stephen B. and Lisa A. Churchman. The Petitioners seek relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 20 feet in lieu of the maximum allowed 15 feet for a proposed 26' x 36' garage. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore,

ORDER RECEIVED FOR FILING

Date

By

3/18/99

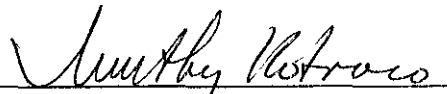
[Signature]

strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18th day of March, 1999 that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 20 feet in lieu of the maximum permitted 15 feet for a proposed detached 26' x 36' garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

March 18, 1999

Mr. & Mrs. Stephen B. Churchman
13810 Ansari Lane
Baldwin, Maryland 21013

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SW/S Ansari Lane, 880' N of the c/l of Carroll Manor Road
(13810 Ansari Lane)
10th Election District – 6th Councilmanic District
Stephen B. Churchman, et ux - Petitioners
Case No. 99-312-A

Dear Mr. & Mrs. Churchman:

Enclosed please find a copy of the decision rendered in the above-captioned matter.
The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file
an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For
further information on filing an appeal, please contact the Zoning Administration and
Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel; Case File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 13810 Ansari La.
which is presently zoned BC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 BCZR TO PERMIT A

PROPOSED ACCESSORY STRUCTURE HEIGHT OF 20 FT. IN LIEU OF THE
PERMITTED 15 FT. (FOR A GARAGE).

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-312-A

Reviewed By JL

Date 2/11/99

Estimated Posting Date 2/21/99

ORDER RECEIVED FOR FILING

Date 2/15/99

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

13810 ANSARI LA.
Address
Baldwin MD. 21013
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

(SEE ATTACHED)

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

x Stephen B. Churchman
Signature
STEPHEN B. Churchman
Name - Type or Print

x Lisa A. Churchman
Signature
LISA A. Churchman
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3RD day of FEBRUARY, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

STEPHEN B. CHURCHMAN AND LISA A. CHURCHMAN

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

FEBRUARY 3, 1999
Date

Sean Elaine Kogiel
Notary Public

My Commission Expires AUGUST 1, 2001

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

13810 ANSARI LA.
Address
Baldwin MD. 21013
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

SEE ATTACHED

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Stephen B. Churchman
Signature
STEPHEN B. CHURCHMAN
Name - Type or Print

Lisa A. Churchman
Signature
LISA A. CHURCHMAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3RD day of FEBRUARY, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

STEPHEN B. CHURCHMAN AND LISA A. CHURCHMAN

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

FEBRUARY 3, 1999
Date

Sean Elaine Kozl
Notary Public

My Commission Expires AUGUST 1, 2001



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 13810 ANSARI La
which is presently zoned RC5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 406.3 BCZA TO PERMIT A

PROPOSED ACCESSORY STRUCTURE HEIGHT OF 20 FT. IN LIEU OF THE
PERMITTED 15 FT (FOR A GARAGE)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

x STEPHEN B. CHURCHMAN
Name - Type or Print

Stephen B. Churchman
Signature

LISA A. CHURCHMAN
Name - Type or Print

x Lisa A. Churchman
Signature

13810 Ansari La. 410.817.4038
Address Telephone No.

Baldwin Md. 21013
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-312-A

REV 9/15/98

Reviewed By Date

Estimated Posting Date

Attachment

312

My Practical Difficulty For Requesting Variance IS AS FOLLOWS

- 1) My existing home does not have adequate attic space. The unfinished area above the new proposed garage is to serve this purpose
- 2) The cost of \$35,000 is being paid so the architectural finished project matches the existing architecture of my home. The additional height requested gives my proposed garage a match to the existing home. (roof pitch)
- 3) My basement is cluttered therefore I can not use it for storage. With my growing family we need the additional space provided in new structure.

ORDER RECEIVED FOR FILING

Date

By

3/18/99

[Signature]

Attachment

My Practical Difficulty For Requesting Variance is as follows

- 1) my existing home does not have adequate attic space. The unfinished area above the new proposed garage is to serve this purpose
- 2) The cost of \$35,000 is being paid so the architectural finished project matches the existing architecture of my home. The additional height requested gives my proposed garage a match to the existing home. (roof pitch)
- 3) my basement is cluttered therefore I can not use it for storage. With my growing family we need the additional space provided in new structure.

312

ZONING DESCRIPTION FOR 13810 ANSARI LANE

BEGINING AT A POINT ON THE ^{S.W.}~~NORTH~~ SIDE OF ANSARI LANE WHICH IS 50.'
WIDE AT A DISTANCE OF 880' NORTH OF THE CENTERLINE OF CARROLL
MANOR RD WHICH IS 60' WIDE. BEING LOT NUMBER 6 BLOCK B IN THE
SUBDIVISION OF LOCUST HILL AS RECORDED IN BALTIMORE COUNTY
PLAT BOOK #25 FOLIO #5 CONTAINING 32670.00 SQUARE FEET. ALSO
KNOW AS 13810 ANSARI LANE AND LOCATED IN THE 10TH ELECTION
DISTRICT, 6TH COUNCILMANIC DISTRICT.

99-312-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 050860

DATE 2/11/99 ACCOUNT RO016150
AMOUNT \$ 50.00

RECEIVED FROM: CHURCHMAN

FOR: RV FILING

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME

2/11/1999 2/11/1999 09:51:16

REF W303 CASHIER PUE'S PLM DRAWER

5 MISCELLANEOUS CASH RECEIPT

Receipt # 074837

CR NO. 050860

REF

50.00 CHECK

Baltimore County, Maryland

99-312-A

CASHIER'S VALIDATION

CERTIFICATE POSTING

ADMIN

RE: Case No.: 99-312-A

Petitioner/Developer: CHURCHMAN, ETAL

Date of Hearing/Closing: 3/8/99

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #13810 ANSARI LA.

The sign(s) were posted on _____

2/20/99
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 2/25/99
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

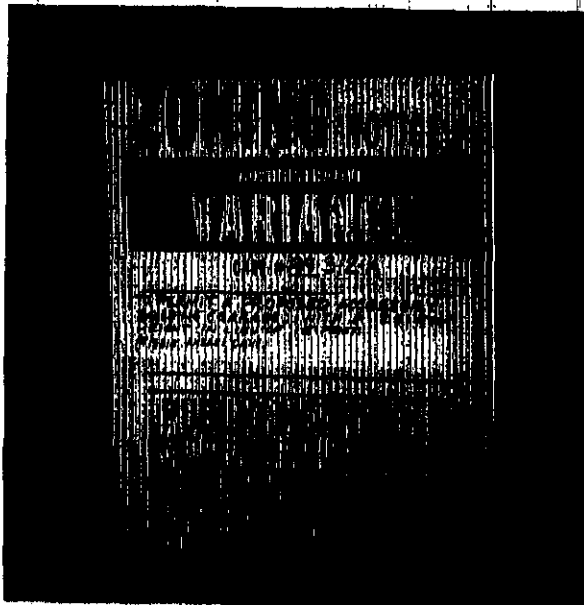
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 99- 312 -A Address 13810 ANSARI LAContact Person: J LEWIS Planner, Please Print Your Name Phone Number: 410-887-3391Filing Date: 2/11/99 Posting Date: 2/21/99 Closing Date: 3/8/99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 99- 312 -A Address 13810 ANSARI LAPetitioner's Name STEVE + LISA CHURCHMAN Telephone 301 410 817 4038Posting Date: 2/21/99 Closing Date: 3/8/99Wording for Sign: TO PERMIT A PROPOSED ACCESSORY BUILDING (GARAGE)
WITH A 20 FT. HT. IN LIEU OF 15 FT.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 312
Petitioner: STEPHEN CUNNINGHAM
Address or Location: 13810 ANSARI LANE

PLEASE FORWARD ADVERTISING BILL TO:

Name: STEPHEN CUNNINGHAM
Address: 13810 ANSARI LANE
BALDWIN MD 21013
Telephone Number: 410-817-4038

Revised 2/20/98 - SCJ

99.312.A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 8, 1999

Mr. & Mrs. Stephen Churchman
13810 Ansari Lane
Baldwin, MD 21013

RE: Case No.: 99-312-A
Petitioner: Mr. & Mrs. Churchman
Location: 13819 Ansari Lane

Dear Mr. & Mrs. Churchman:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on February 11, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 2.13.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 312

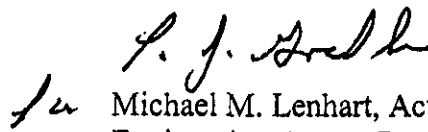
JLL

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: -----

FROM: R. Bruce Seeley, Project Manager
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 2/22/99

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:


Item #'s: 305
306
308
310
311
(312)
313

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: March 19, 1999

FROM:  Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for February 29, 1999
 Item Nos. 305, 306, 307, 308, 309,
 310, 312 and 313

 The Bureau of Development Plans Review has reviewed the subject
zoning items, and we have no comment.

RWB:HJO:jrb

cc: File

A.V.
3/8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: February 23, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

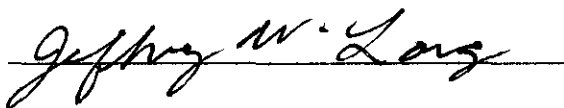
ITEM NO. 312

The Office of Planning supports the applicant's request subject to the following condition:

The petitioners or subsequent owners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The structure shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

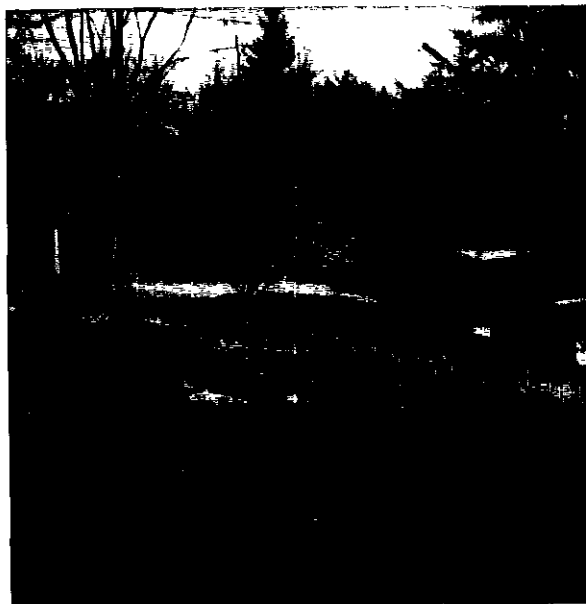


AFK/JL



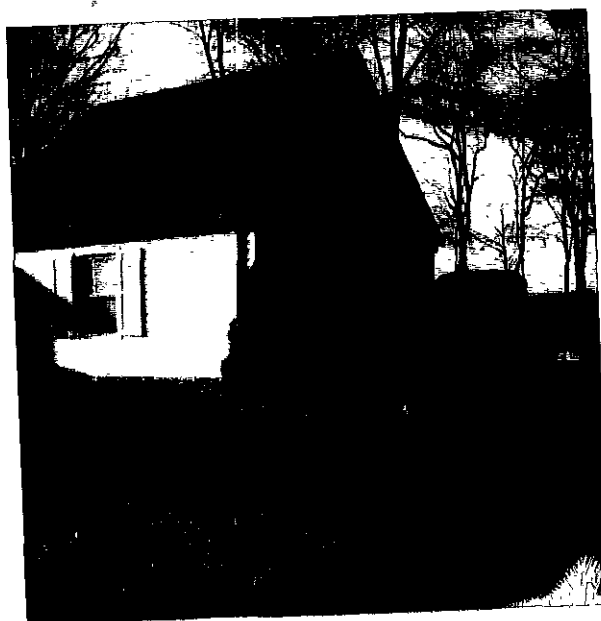
Open

312



Open

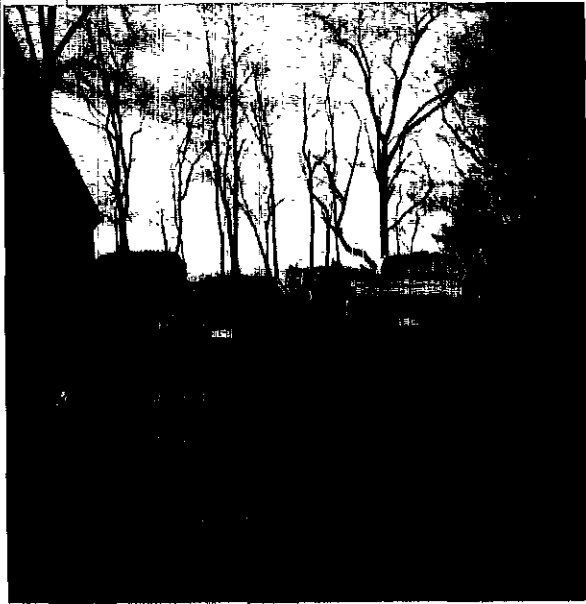
312



Open

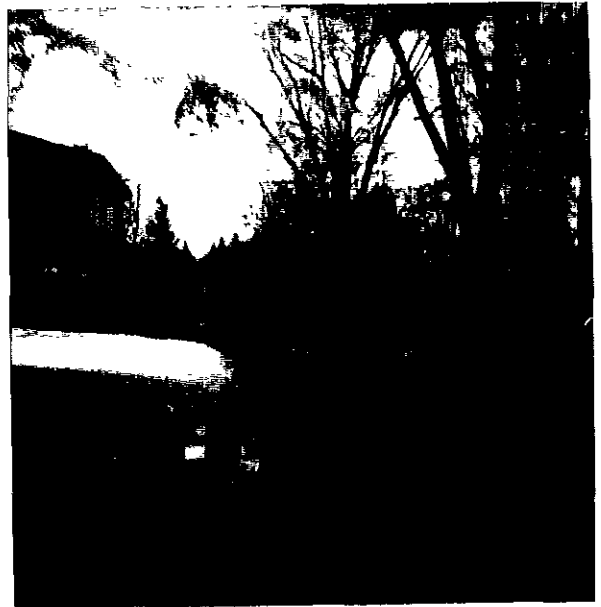
312

99-312-A



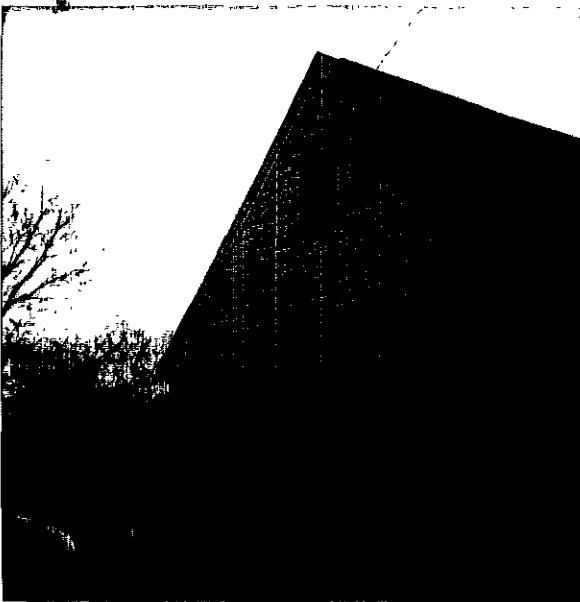
over

312



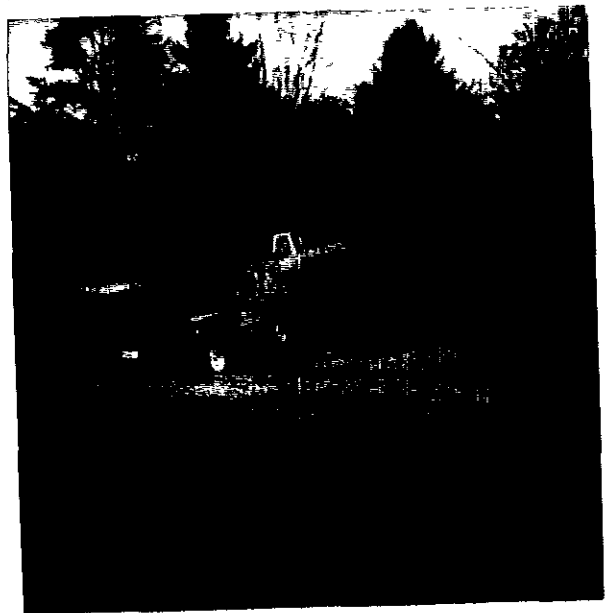
over

312



over

312

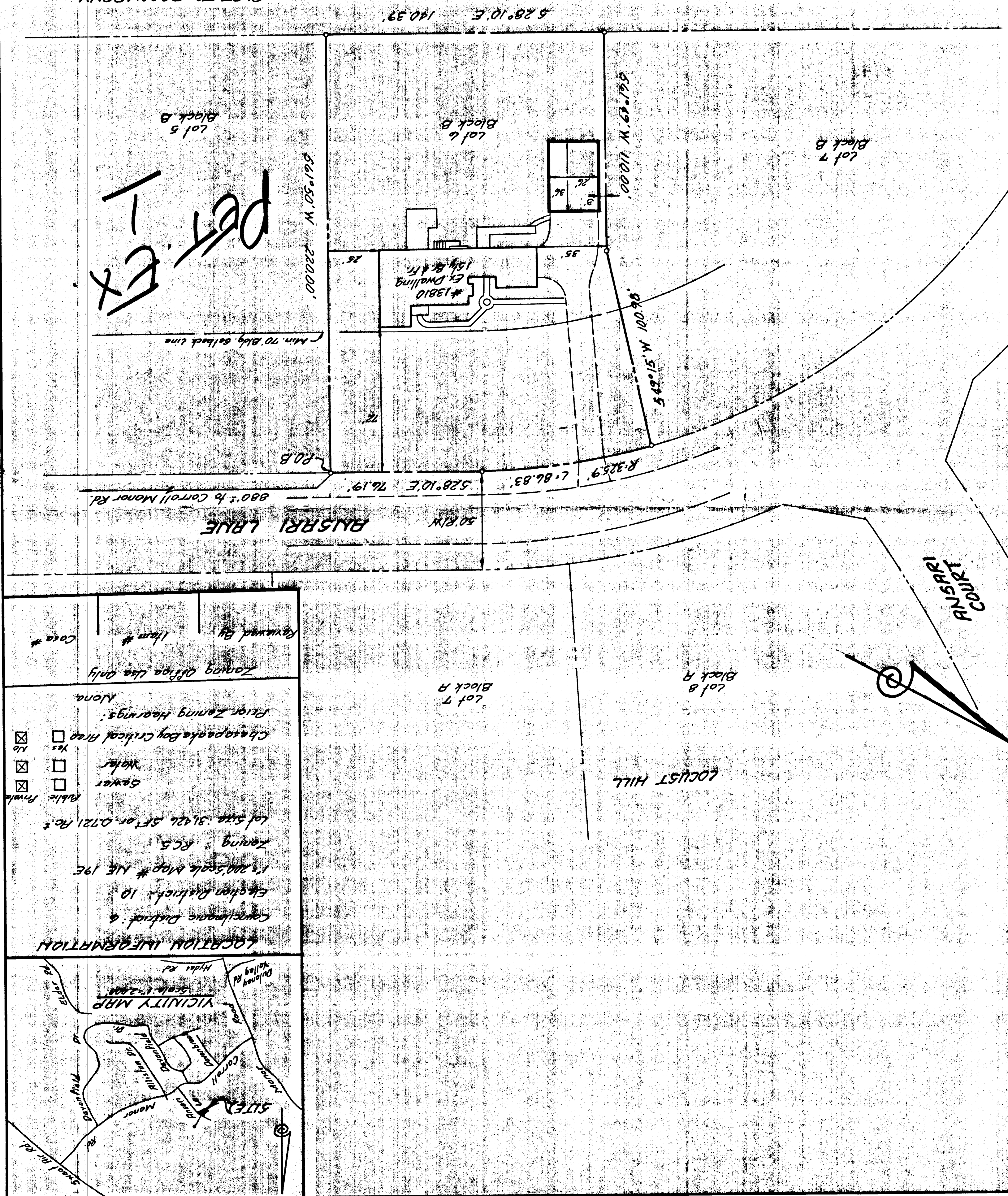


over

312

99-312-A

312





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200'	LOCATION EAST OF BLENHEIM	SHEET N E 19-E
DATE OF PHOTOGRAPHY JANUARY 1966		

This is a detailed cadastral map of a rural area, likely in Ireland, showing land parcels, roads, and buildings. The map is overlaid with a grid of rectangular blocks labeled 'R.C. 2' and 'R.C. 5'. Key features include:

- Carroll Manor:** A large estate in the upper left, featuring an 'ATHLETIC FIELD' and a 'CARROLL MANOR'.
- Roads:** Several roads are shown, including 'DEVONFIELD ROAD', 'LANGSHIRE DRIVE', 'LOCUST HILL PRIVATE ROAD', and 'ST. ANSARI CH.'.
- Buildings:** Numerous small rectangular shapes represent buildings scattered throughout the landscape.
- Topography:** Contour lines and hachures indicate the terrain's elevation.
- Grid:** The map is divided into blocks labeled 'R.C. 2' and 'R.C. 5', which likely represent different land parcels or administrative divisions.
- Scale and Location:** A scale bar and location information are provided at the bottom of the map.

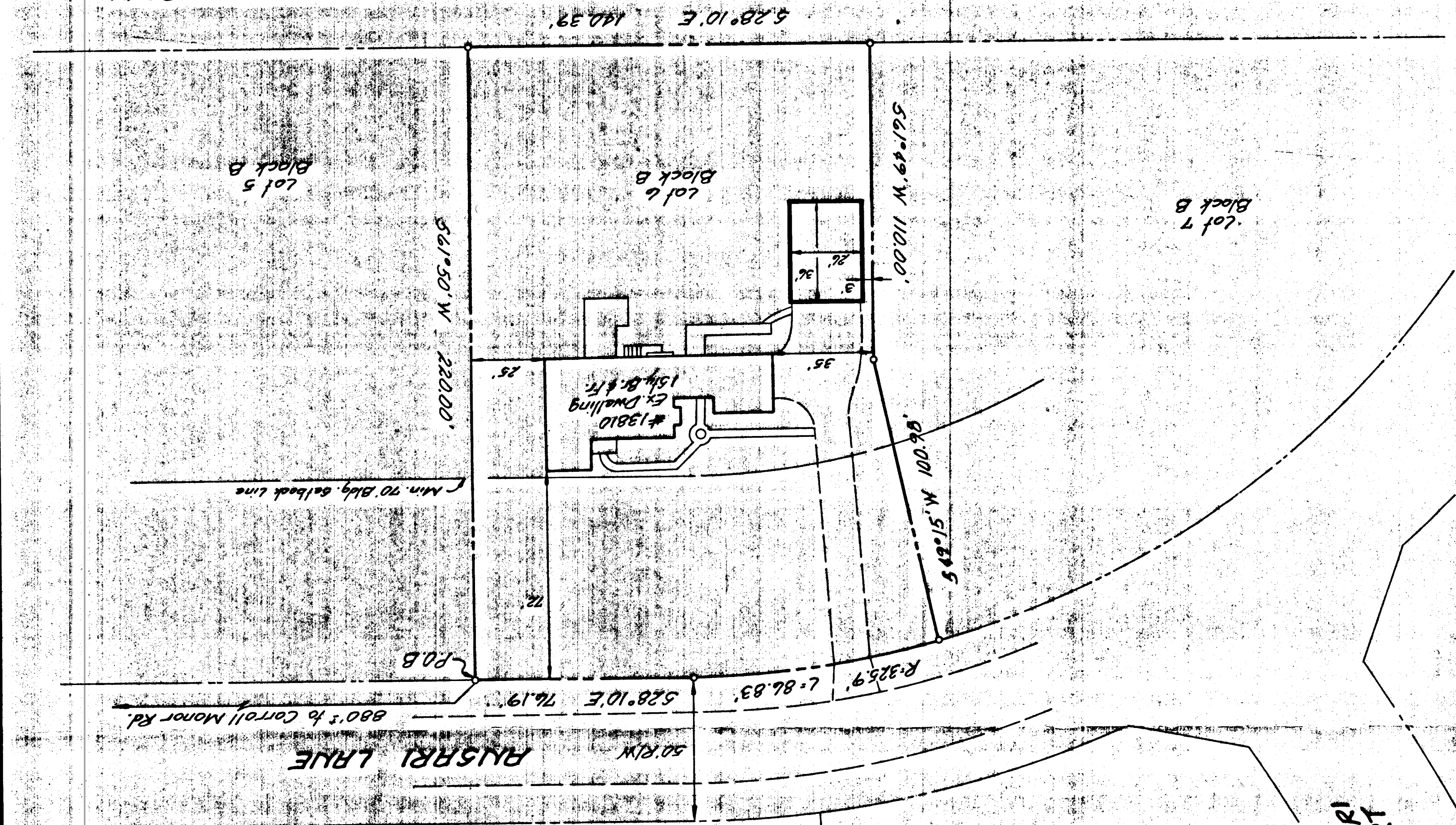
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP
qq-312-A

SCALE	LOCATION	SHEET
1" = 100' ±	EAST OF BLENNHEIM	N. E.
DATE		19-E
PHOTOGRAPHY JANUARY Sheet 386		

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE

13810 RUSARI LANE
10th Elected Dist. - Baltimore Co., Md.
Scale: 1" = 30' - Date: Nov. 28, 1999
Owner:
Stephen B. Churchman
10-13-037500

312

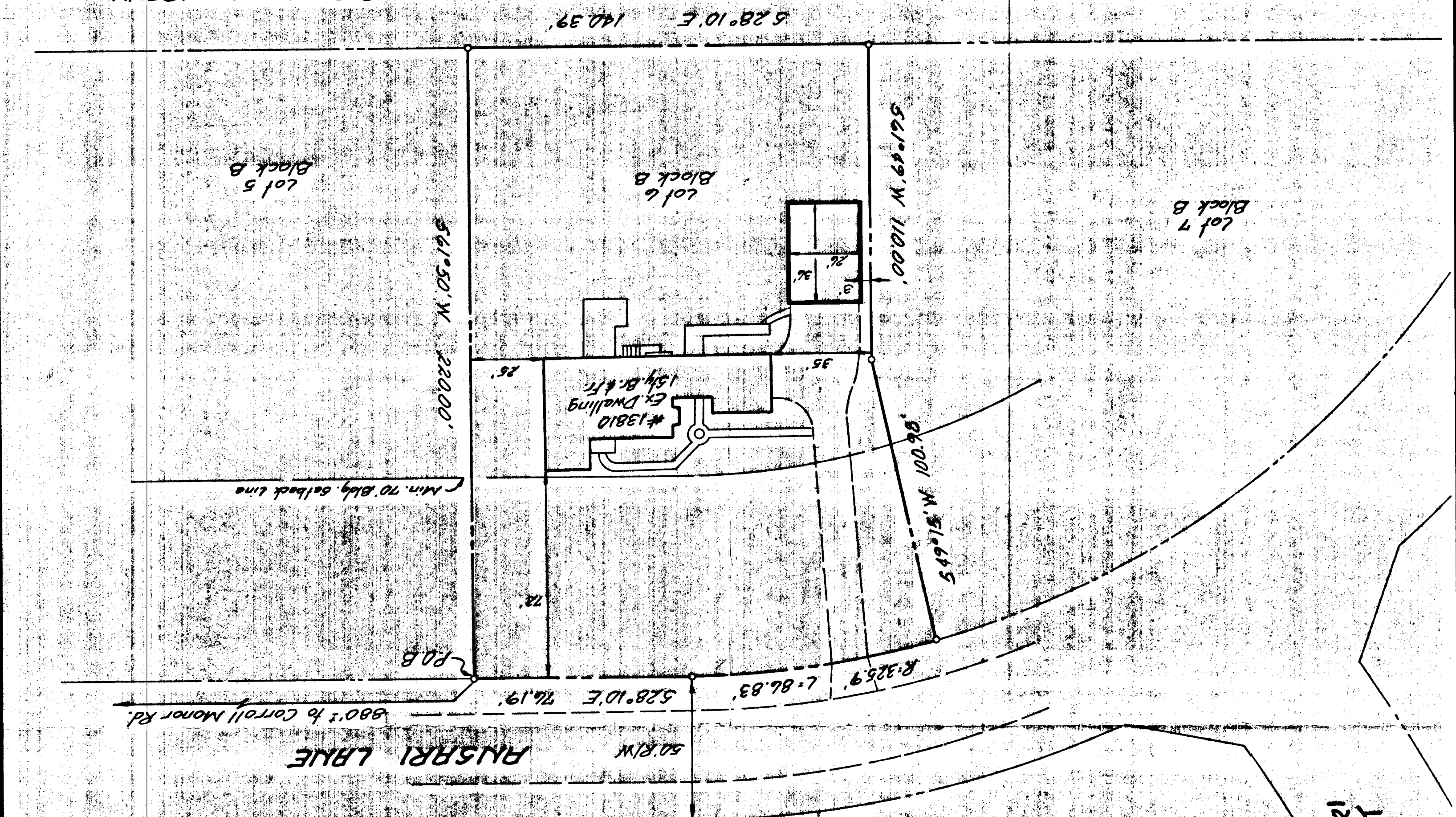


LOCATION INFORMATION	
Councilman's District: 6	
Election District: 10	
1" = 200' Scale Map # ME 19E	
Zoning: RC5	
Lot Size: 31,421.55 ^{sq} ft or 0.721 Ac. ±	
Public Sewer	<input checked="" type="checkbox"/>
Water	<input checked="" type="checkbox"/>
Chesapeake Bay Critical Area	<input type="checkbox"/>
Prior Zoning Hearings:	<input type="checkbox"/>
Along	<input type="checkbox"/>
Reviewed By	Plan #
Case #	

VICINITY MAP
Scale: 1" = 200'

The vicinity map shows the site location relative to surrounding roads and landmarks. The site is located at the intersection of Rusari Lane and Ansari Court. Other roads shown include Carroll Manor Rd, Hill Rd, and Valley Rd. The map also shows the location of the site relative to the Chesapeake Bay and the Annapolis River.

21E



ANSARI COURT

7714 150007

Lot 7
Block A

Lot 8
Block H

Zoning Office Use Only
 Reviewed By _____ Item # _____
 Case # _____

Prior Zoning Hearings: None

Yes ☐ Chesapeake Bay Critical Area

[illegible]

Publia

Lot Size: 31,426 SF or 0.721 Ac.

RC5 Young

1"=200' scale Map # A/E 19E

Election District: 10

LOCATION INFORMATION

